

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE VIRTUAL MEETING

In accordance with N.J.S.A 10:4-12, the "Open Public Meetings Act," you are hereby notified of a Virtual Special Meeting of the Jersey City Planning Board on the date and time of March 28, 2022 at 5:30 pm.

ADVISORIES

This meeting will be conducted by electronic means in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a "Public Health Emergency and State of Emergency" and directing residents to quarantine and practice social distancing.

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

If you wish to **participate** during the public comment portion of an agenda item, then you must:

Join the meeting using Zoom: <https://us02web.zoom.us/j/87177151277>

- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the "raise hand" button in order to indicate to the Board Chair or Secretary that you wish to speak. If you called in, you may use *9 to raise your hand.
- After clicking "raise hand" listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 301 715 8592 or +1 312 626 6799, and Webinar ID: **871 7715 1277**

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item. You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org. Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at jerseycitynj.gov/planning.

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the [Jersey City Data Portal](#).

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff Case
5. Correspondence

6. OLD BUSINESS

7. NEW BUSINESS

8. Case: P22-027

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-027-171-newark-ave-2022/information/>

For: Conditional Use

Address: 171 Newark Ave

Applicant: Idyllx, LLC

Attorney: Matthew Miller

Review Planner: Francisco Espinoza

Block: 12704

Lot: 13

Zone: Newark Avenue Downtown Redevelopment Plan

Description: Proposed Class 5 Cannabis Retailer Microbusiness at an existing ground floor retail space that currently has a smoke shop retail store.

9. Case: P22-028

<https://data.jerseycitynj.gov/explore/dataset/p22-028-394-communipaw-ave/information/>

For: Conditional Use

Address: 394 Communipaw Ave

Applicant: Strictly CBD LLC

Attorney: Matthew Miller, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 20002

Lot: 15

Zone: Morris Canal Redevelopment Plan

Description: Proposed Class 5 Cannabis Retailer Microbusiness at an existing ground floor retail space operating as a CBD store.

10. Case: P22-035

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-035-759a-bergen-ave-2022/information/>

For: Conditional Use

Address: 759A Bergen Ave

Applicant: Medusa NJ, LLC

Attorney: Rosemarie Moyeno Matos

Review Planner: Francisco Espinoza

Block: 14901

Lot: 21

Zone: NC – Neighborhood Commercial

Description: Proposed Class 5 Cannabis Retailer and an indoor Cannabis Consumption Area at an existing ground floor retail space that is operating as a clothing retail store.

11. Case: P22-036

<https://data.jerseycitynj.gov/explore/dataset/p22-036-284-first-st/information/>

For: Conditional Use

Address: 284 First Street

Applicant: Perennial Group Corporation

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 11113

Lot: 27

Zone: NC – Neighborhood Commercial

Description: Proposed Class 5 Cannabis Retailer at an existing ground floor commercial space.

12. Case: P22-037

<https://data.jerseycitynj.gov/explore/dataset/zoning-board-application-z22-037-190-newark-ave-2022/information/>

For: Conditional Use

Address: 190 Newark Ave

Applicant: Garden Greenz, LLC

Attorney: Alexandra Errico, Esq

Review Planner: Francisco Espinoza

Block: 11401

Lot: 3

Zone: NC – Neighborhood Commercial

Description: Proposed Class 5 Cannabis Retailer at an existing ground floor retail.

13. Case: P22-038

<https://data.jerseycitynj.gov/explore/dataset/p22-038-638-newark-ave/information/>

For: Conditional Use

Address: 638 Newark Ave

Applicant: Golden Door Dispensary, LLC

Attorney: Thomas P. Leane

Review Planner: Matt Ward, PP, AICP

Block: 8101

Lot: 32

Zone: Journal Square 2060 Redevelopment Plan

Description: Proposed Class 5 Cannabis Retailer at an existing ground floor commercial space.

14. Case: P22-040

<https://data.jerseycitynj.gov/explore/dataset/p22-040-404-central-ave/information/>

For: Conditional Use

Address: 404 Central Ave

Applicant: Decades Dispensary, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 2201

Lot: 14

Zone: NC – Neighborhood Commercial

Description: Proposed Class 5 Cannabis Retailer at an existing ground floor commercial space and storefront renovation work.

15. Case: P22-041

<https://data.jerseycitynj.gov/explore/dataset/p22-041-155-newark-ave/information/>

For: Conditional Use

Address: 155 Newark Ave
Applicant: Local Modiv LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Matt Ward, PP, AICP
Block: 11405
Lot: 6
Zone: Newark Avenue Downtown Redevelopment Plan
Description: Proposed Class 5 Cannabis Retailer at an existing ground floor commercial space and storefront renovation work.

16. Case: P22-042

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-042-391-central-ave-2022/information/>

For: Conditional Use

Address: 391 Central Ave

Applicant: The Leaf Joint, LLC

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Francisco Espinoza

Block: 2804

Lot: 30

Zone: NC – Neighborhood Commercial

Description: The Applicant is seeking a conditional use approval in order to operate a Class 5 Cannabis Retail establishment at the existing ground floor retail establishment.

17. Case: P22-045

<https://data.jerseycitynj.gov/explore/dataset/p22-045-365-central-ave/information/>

For: Conditional Use

Address: 365 Central Ave

Applicant: Artistic Dispensary

Attorney: Matthew Miller, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 2803

Lot: 27

Zone: NC – Neighborhood Commercial

Description: Proposed Class 5 Cannabis Retailer at an existing ground floor commercial space and interior work.

18. Case: P22-048

<https://data.jerseycitynj.gov/explore/dataset/p22-048-655-newark-ave/information/>

For: Conditional Use

Address: 655 Newark Ave

Applicant: MMD NJ Inc

Attorney: Zachary M. Rosenberg

Review Planner: Matt Ward, PP, AICP

Block: 8001

Lot: 4

Zone: Journal Square 2060 Redevelopment Plan

Description: Proposed Class 5 Cannabis Retailer at an existing ground floor commercial space, interior work, and storefront renovation work.

19. Case: P22-049

<https://data.jerseycitynj.gov/explore/dataset/p22-049-141-newark-ave/information/>

For: Conditional Use

Address: 141 Newark Ave

Applicant: Oceanfront Holdings LLC

Attorney: Jason Gross

Review Planner: Matt Ward, PP, AICP

Block: 11405

Lot: 11

Zone: Newark Avenue Downtown Redevelopment Plan

Description: Proposed Class 5 Cannabis Retailer at an existing ground floor commercial space.

20. Memorialization of Resolutions

21. Executive Session, as needed, to discuss litigation, personnel or other matters

22. Adjournment

23. CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD